

**Town of Goshen Planning Board Meeting
Town Hall
41 Webster Avenue
Goshen, New York 10924**

March 1, 2018

Members Present:

Lee Bergus, Chairman
Phil Dropkin
Cynthia Hand
Frank Leva
Diana Lupinski
Giovanni Pirraglia

Also Present:

Kelly Naughton, Esq., PB Attorney
Sean Hoffman, PB Engineer
Neal Halloran, Building Inspector

Members Absent:

David Crawford

The Planning Board meeting was opened with the Pledge of Allegiance at 7:30 pm by Chairman Lee Bergus.

Approval of Minutes-

February 15, 2018 minutes were reviewed.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Pirraglia, the Town of Goshen Planning Board moved to approve the February 15, 2018 minutes as modified. Approved unanimously with one abstention.

Mr. Bergus, Chairman	Aye	Mr. Dropkin	Aye
Mrs. Hand	Aye	Mr. Leva	Absention
Mrs. Lupinski	Aye	Mr. Pirraglia	Aye

Possible Extension or Abandonment of Applications pursuant to Town Code-

Chaffee Pools – Chairman Bergus stated that the process was completed and the plans were signed.

Public Hearings-

Mid-Hudson Valley Federal Credit Union – 12-1-113.2: Application for subdivision on 6.223 acres on NYS Route 17M in the HC and RU district with AQ-3 overlay.

Brian Friedler, Lehman & Getz, appeared for the applicant before the Board.

Attorney Naughton gave a review of the project before the Board.

Mr. Hoffman gave a recap of his report.

Chairman Bergus opened the public hearing.

Eric Ossentjok, Catania, Mahon, Milligram & Rider, representing Agio International, appeared before the Board. Mr. Ossentjok summarized the letter received from John Furst, Catania, Mahon, Milligram & Rider.

Attorney Naughton stated she had spoken to Mr. Furst and reviewed her response with the Board.

Chairman Bergus asked if anyone from the public wanted to speak.

There was no response.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Dropkin, the Town of Goshen Planning Board moved to close the public hearing on applicant Mid-Hudson Valley Federal Credit Union. Approved unanimously.

Mr. Bergus, Chairman	Aye	Mr. Dropkin	Aye
Mrs. Hand	Aye	Mr. Leva	Aye
Mrs. Lupinski	Aye	Mr. Pirraglia	Aye

Attorney Naughton provided the Board with a draft Part 2 EAF and it was reviewed by the Board.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to adopt the Part 2 EAF for applicant Mid-Hudson Valley Federal Credit Union. Approved unanimously.

Mr. Bergus, Chairman	Aye	Mr. Dropkin	Aye
Mrs. Hand	Aye	Mr. Leva	Aye
Mrs. Lupinski	Aye	Mr. Pirraglia	Aye

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Leva, the Town of Goshen Planning Board determined that there will be no significant negative impacts per SEQRA. Approved unanimously.

Mr. Bergus, Chairman	Aye	Mr. Dropkin	Aye
Mrs. Hand	Aye	Mr. Leva	Aye
Mrs. Lupinski	Aye	Mr. Pirraglia	Aye

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Leva, the Town of Goshen Planning Board authorized counsel to prepare a conditional resolution of the subdivision. Approved unanimously.

Mr. Bergus, Chairman	Aye	Mr. Dropkin	Aye
Mrs. Hand	Aye	Mr. Leva	Aye
Mrs. Lupinski	Aye	Mr. Pirraglia	Aye

Items for Discussion/Action-

Javelin Realty – 11-1-4.1 & 7: Application for an 8 lot residential subdivision on 39.667 +/- acres on Butler Drive in the RU with AQ-6 and Flood Plain and Ponding overlays. Consider Draft Resolution. David Higgins, Lanc and Tully Engineering, appeared before the Board. He reviewed the tree planting plan prepared by Steve Esposito. Whereupon, there was a discussion with the Board on the conservation easement.

Attorney Naughton reviewed the Resolution with the Board.

Mr. Higgins stated he would send the DEC Map to Attorney Naughton and Mr. Hoffman.

Whereupon, there was a discussion on the proposed bike path. The consensus of the Board was to modify the condition to make the bike path conditional if the County wanted it to connect to the Heritage Trail.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Dropkin, the Town of Goshen Planning Board moved to approve the Resolution of Conditional Final Approval Major Subdivision for Javelin Realty as modified. Approved unanimously.

Mr. Bergus, Chairman	Aye	Mr. Dropkin	Aye
Mrs. Hand	Aye	Mr. Leva	Aye
Mrs. Lupinski	Aye	Mr. Pirraglia	Aye

Landworx of New York, Inc. -18-1-17.2 & 18.2: Application for a lot line modification and amended site plan and special permit for a service business on a proposed 4.357 +/- acres on New York State Route 94 in the RU District with AQ-3 overlay. Initial Presentation and Commence SEQRA

James Clearwater, MJS Engineering & Land Surveying, P.C., and applicant Peter Nilsestuen owner of Landworx appeared before the Board. Mr. Clearwater gave a brief history of the property. He stated in 2013 the applicant had site plan approval. They were present for an amended site plan application and lot line change.

Mr. Hoffman reviewed his recommendations with the Board. He suggested that the Board make a field visit to check the landscaping.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Pirraglia, the Town of Goshen Planning Board moved to type this action as an unlisted action under SEQRA. Approved unanimously.

Mr. Bergus, Chairman	Aye	Mr. Dropkin	Aye
Mrs. Hand	Aye	Mr. Leva	Aye
Mrs. Lupinski	Aye	Mr. Pirraglia	Aye

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mrs. Hand, the Town of Goshen Planning Board moved to declare the Board's intent to assume lead agency on this application.

Approved unanimously.

Mr. Bergus, Chairman	Aye	Mr. Dropkin	Aye
Mrs. Hand	Aye	Mr. Leva	Aye
Mrs. Lupinski	Aye	Mr. Pirraglia	Aye

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Dropkin, the Town of Goshen Planning Board moved to set a public hearing for this application on April 5, 2018. Approved unanimously.

Mr. Bergus, Chairman	Aye	Mr. Dropkin	Aye
Mrs. Hand	Aye	Mr. Leva	Aye
Mrs. Lupinski	Aye	Mr. Pirraglia	Aye

Whereupon, there was a discussion on the parking situation with the sports complex. Mr. Halloran informed the Board the Department of Transportation was notified of the situation. The Town Board passed a resolution and sent it to the DOT.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to adjourn the meeting. Approved unanimously.

Mr. Bergus, Chairman	Aye	Mr. Dropkin	Aye
Mrs. Hand	Aye	Mr. Leva	Aye
Mrs. Lupinski	Aye	Mr. Pirraglia	Aye

Meeting adjourned at 9:30 pm.